

**COMMERCIAL PROPERTY RECORD CARD**

**CITY OF SPRINGFIELD**

<b>Situs: 858 STATE ST</b>	<b>Map ID: 111100170</b>	Class:	Card: 1 of 1	Tax year 2016																								
<p align="center"><b>Current Owner</b></p> <p>MASON SQUARE APARTMENTS II LIMITED PARTN</p> <p>2001 WASHINGTON ST</p> <p>HANOVER MA 02339</p>	<p align="center"><b>General Information</b></p> <p>Living Units</p> <p>Neighborhood        704</p> <p>Alternate Id</p> <p>Vol/Pg</p> <p>District</p> <p>Zoning                 C1</p> <p>Class                   EXEMPT</p>																											
<p align="center"><b>Land Information</b></p> <table style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Type</th> <th style="text-align: left;">Size</th> <th style="text-align: left;">Influence Factors</th> <th style="text-align: left;">Influence %</th> <th style="text-align: left;">Value</th> </tr> <tr> <td>RESIDUAL SQUARE FOOT</td> <td>16,591</td> <td></td> <td></td> <td>23,230</td> </tr> </table> <p>Total Acres: 0.3809</p>					Type	Size	Influence Factors	Influence %	Value	RESIDUAL SQUARE FOOT	16,591			23,230														
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<p align="center"><b>Assessment Information</b></p> <table style="width:100%; border-collapse: collapse;"> <tr> <th></th> <th style="text-align: right;">Assessed</th> <th style="text-align: right;">Appraised</th> <th style="text-align: right;">Cost</th> <th style="text-align: right;">Income</th> <th style="text-align: right;">Market</th> </tr> <tr> <td>Land</td> <td style="text-align: right;">23,200</td> <td style="text-align: right;">23,200</td> <td style="text-align: right;">23,200</td> <td style="text-align: right;">0</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Building</td> <td style="text-align: right;">0</td> <td style="text-align: right;">0</td> <td style="text-align: right;">0</td> <td style="text-align: right;">0</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">23,200</td> <td style="text-align: right;">23,200</td> <td style="text-align: right;">23,200</td> <td style="text-align: right;">0</td> <td></td> </tr> </table> <p>Value Flag COST APPROACH</p>						Assessed	Appraised	Cost	Income	Market	Land	23,200	23,200	23,200	0	0	Building	0	0	0	0	0	Total	23,200	23,200	23,200	0	
	Assessed	Appraised	Cost	Income	Market																							
Land	23,200	23,200	23,200	0	0																							
Building	0	0	0	0	0																							
Total	23,200	23,200	23,200	0																								

Sales / Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2015-10-02	51,000	LAND ONLY	20897/497	MASON SQUARE APARTMENTS II LIMITED PARTN	SPRINGFIELD CITY OF
2013-12-02	0	LAND + BLDG	20118/540	SPRINGFIELD CITY OF	HARDING BRENT TRUSTEE
2007-04-10	0	LAND ONLY	16613/78	MASON SQUARE APARTMENTS II LIMITED PARTN	HARDING BRENT
2007-04-10	0	LAND ONLY	16613/73	HARDING BRENT	FRIENDS OF THE CREDIT UNION INC
2007-04-10	0	LAND ONLY	16613/67	FRIENDS OF THE CREDIT UNION INC	BOSTON AND MAINE CORPORATION

Situs: 858 STATE ST				Map ID: 111100170				Class:	Card: 1 of 1	Tax year 2016
<b>Building Information</b> Year Built/Eff Year Building # Structure Type Identical Units Total Units Grade # Covered Parking # Uncovered Parking DBA Total Gross Building Area				<b>Building Other Features</b>						
				Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
<b>Interior/Exterior Information</b>										
Line	Level From	- To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Heating
<b>Outbuilding Data</b>										
Line	Type	Yr Blt		Meas1		Meas2		Qty	Area	Grade